



Chestnut Court, Chestnut Road, Charlton Down, Dorchester,

2 1 1

- Ground floor
- Private terrace/garden area
- Communal areas and grounds
- Two double bedrooms
- Nearby village shop
- Over 55's development

£1,200 Per Calendar Month/£276 Per Week

Available immediately for an initial 12 month tenancy.
Suitable for over 55's only.

The property is spacious, offering well-sized rooms and accommodation, which includes an entrance hall with a large double coat cupboard and an additional cupboard housing the gas combi boiler.

There are two double bedrooms and a bathroom featuring a bath, walk-in shower with a soakaway, WC, and basin. The living room has double doors leading to the terrace. Sliding pocket doors open into the kitchen, which is fitted with plenty of cupboards and drawers, work surfaces and integrated appliances including: a fridge/freezer, electric oven, hob, dishwasher and a washing machine.

Chestnut Court is a purpose-built retirement village for individuals aged over 55 and is situated in the lovely village of Charlton Down, just a stone's throw from the county town of Dorchester. There are communal facilities within the development, including a residents' lounge and kitchen with access to a patio. There is also a communal entrance with seating and lift access to the upper floors.

The apartment has private outside space and there is also communal gardens. There is resident parking available, as well as a refuse storage area.

The property has gas central heating and is unfurnished. The rent is exclusive of all utility bills including Council Tax, gas, mains Electric and water. There is mobile phone signal inside the property and likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: £1,200.00 per calendar month/ £276.00 per week
Holding Deposit: £276.00
Security Deposit: £1,384.00
Council Tax Band - D
EPC - B
No deposit option available via Reposit

SITUATION

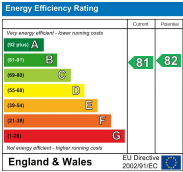
Charlton Down is approximately 4 miles north of the county town of Dorchester. The village benefits from a shop and a splendid village hall. There is also a gym, a cricket pitch and tennis courts.

The local bus services provide links to the surrounding villages and Dorchester town centre. The county town provides a wide range of amenities and facilities including Dorchester South and Dorchester West Train Stations which both provide services to London Waterloo and Bristol Temple Meads and the renowned Dorset County Hospital. Sporting facilities include a sports and leisure centre, Dorchester rugby club, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland.

There are outstanding walking and riding opportunities over the surrounding countryside and along the coastline.

DIRECTIONS

What3words///pops.zinc.quicker



PouLets/ZB/11/06/2025



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